



STUART THOMAS  
ESTATES



- FOUR BEDROOMS
- LARGE WEST BACKING GARDEN
- SUPERB LOUNGE/DINER
- CLOAKROOM

9A Kennington Avenue, Benfleet, Essex, SS7 4BS

Guide Price £400,000 - £425,000

Cleverly Extended to the rear is this FOUR BEDROOM FAMILY HOME with the added advantage of a LARGE WEST BACKING REAR GARDEN. The accommodation includes a GOOD SIZE LOUNGE/DINER, FITTED KITCHEN, CLOAKROOM AND LARGE FAMILY BATHROOM with a BATH and SHOWER.



## Property Description

### ENTRANCE LOBBY

Double glazed entrance door with a glazed inset leads to the entrance lobby. Further 15 light door leads to the entrance hall.

### ENTRANCE HALL

Stairs lead to the first floor with a cupboards under. Space for a fridge freezer. Coving. Built in storage cupboard.

### CLOAKROOM

Low level and a vanity wash basin with cupboards under. High level obscure double glazed window to the front. Lower half of the walls are painted wood panelled.

### LOUNGE/DINER

26' 2" x 14' 9" (8.0m x 4.5m widening to 4.5m) This really good size room is very attractive and has double glazed French doors with adjacent windows leading to the rear garden. Coving. Double radiator. Feature fireplace with a gas coal effect fire. Inset ceiling spotlights to the Lounge area.

### KITCHEN

9' 6" x 7' 10" (2.9m x 2.4m) Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer sink unit with a mixer tap over. Space for a slide in cooker. Double glazed door and window to the side. Radiator. Integrated fridge and washing machine. Concealed extractor cooker hood. Coving. Inset ceiling spotlights.

### LANDING

Large landing with access to the loft. Coving.





#### BEDROOM ONE

12' 9" x 9' 2" (3.9 plus wardrobesm x 2.8m) Double glazed window to the rear. Fitted wardrobes to one wall. Radiator.

#### BEDROOM TWO

11' 9" x 11' 1" (3.6m x 3.4 maxm) Double glazed window to the side and a skylight window. Radiator. Coving. Cupboard housing a Worcester Bosch gas fired central heating boiler.

#### BEDROOM THREE

14' 1" x 7' 10" (4.3m x 2.4m) Double glazed lead light window to the front. Radiator. Range of fitted bedroom furniture to remain. Coving.

#### BEDROOM FOUR

9' 10" x 6' 2" (3.0m x 1.9m) Lead light double glazed window to the front. Radiator. Coving.

#### BATHROOM

This good size bathroom has a 4 piece white suite including a low level WC pedestal wash hand basin panelled bath with a mixer tap and shower attachment and a large corner shower. Obscure double glazed window to the side. Heated towel rail. Fully tiled to all visible walls. Inset ceiling spotlights.

#### GARAGE

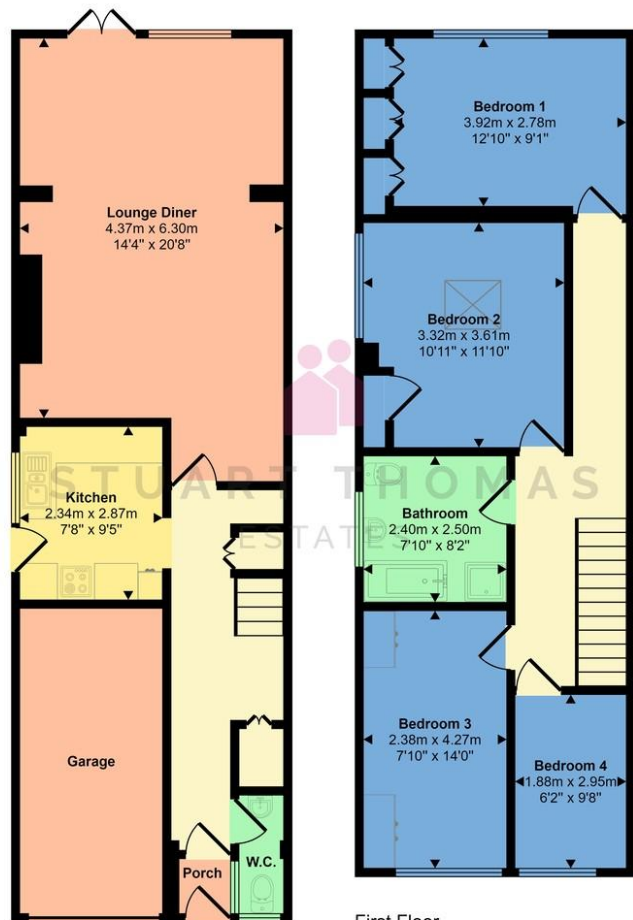
Integral with an up and over door. Lighting and power.

#### REAR GARDEN

This GOOD SIZE WEST FACING rear garden is approximately 120' long (unmeasured) Established borders. Paved patio. Side access to the front. External lighting. Garden shed and greenhouse.



Approx Gross Internal Area  
125 sq m / 1341 sq ft



Ground Floor  
Approx 64 sq m / 686 sq ft

First Floor  
Approx 61 sq m / 656 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## GENERAL

Tenure Freehold

Council Tax Band B

Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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